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People"*

CITY OF RIVERSIDE PLANNING DEPARTMENT

Generalized Requirements for Residential Zones

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ZONE		PRIMARY USES PERMITTED ¹	SITE DEVELOPMENT STANDARDS ¹							
			MINIMUM LOT			MINIMUM BUILDING SETBACKS			MAX HEIGHT ²	MAX LOT COVERAGE
			AREA SQ. FT.	WIDTH	DEPTH	FRONT	SIDES	REAR		
HR	Horse Ranch	One Family Dwelling Oriented to Keeping of Farm Animals	35,000	110'	250'	30'	15'	150'	35'	35%
RA	Residential Agricultural	General Agriculture, One Family Dwelling Per Lot	1 Acre	150'	250'	40'	20'	25'	35'	30%
RA-2	Residential Agricultural	General Agriculture, One Family Dwelling Per Lot	2 Acres	150'	250'	40'	20'	25'	35'	30%
RA-5	Residential Agricultural	One Family Dwelling, Environmentally Sensitive Areas	5 Acres	300'	500'	40'	20'	25'	35'	30%
RC ³	Residential Conservation	One Family Dwelling, Environmentally Sensitive Areas	Min. 2 Ac. Net Avg.	130'	100'	30'	25'	25'	20'	---
RR	Rural Residential	One Family Dwelling, General Agriculture, Livestock	20,000	100'	150'	30'	20'	100'	35'	30%
R-1-130	Single Family Residential	One Family Dwelling, General Agriculture	½ Acre	125'	150'	30'	20'	35'	35'	30%
R-1-125	Single Family Residential	One Family Dwelling, General Agriculture	13,000	100'	110'	25'	15'	30'	35'	30%
R-1-100	Single Family Residential	One Family Dwelling, General Agriculture	10,500	90'	110'	25'	10'/15'	25'	35'	35%
R-1-80	Single Family Residential	One Family Dwelling, General Agriculture	8,500	80'	100'	25'	7½'/12½'	25'	35'	35%
R-1-65	Single Family Residential	One Family Dwelling, General Agriculture	7,000	60'	100'	20' ⁴	7½'/10' ⁵	25'	35'	40%
R-2	Two Family Residential	One or Two Family Dwelling or Duplex	6,500	65'	100'	25'	10' ⁵	20'	35'	30%
R-3-40 ³	Multiple Family Residential	Multiple Family Dwelling (1 Unit/4,000 sq. ft. Lot Area)	8,000	65'	100'	25' ^{6, 7}	10' ⁶	20' ⁵	30'	30%
R-3-30 ³	Multiple Family Residential	Multiple Family Dwelling (1 Unit/3,000 sq. ft. Lot Area)	6,500	65'	100'	25' ^{6, 7}	10' ⁶	20' ⁶	30'	30%
R-3-R ³	Multiple Family Residential	Multiple Family Dwelling (1 Unit/2,500 sq. ft. Lot Area)	8,000	65'	100'	20' ^{6, 7}	10' ⁶	20' ⁶	20'	40%
R-3-20 ³	Multiple Family Residential	Multiple Family Dwelling (1 Unit/2,000 sq. ft. Lot Area)	8,000	65'	100'	15' ^{6, 7}	7½' ^{6, 7}	15' ⁶	30'	45%

ZONE		PRIMARY USES PERMITTED ¹	SITE DEVELOPMENT STANDARDS ¹							
			MINIMUM LOT			MINIMUM BUILDING SETBACKS			MAX HEIGHT ²	MAX LOT COVERAGE
			AREA SQ. FT.	WIDTH	DEPTH	FRONT	SIDES	REAR		
R-3 ³	Multiple Family Residential	Multiple Family Dwelling (1 Unit/1,500 sq. ft. Lot Area)	8,000	65'	100'	15' ^{6, 7}	7½' ^{6, 7}	15' ⁶	30'	50%
R-3-H ³	Multiple Family Residential	Multiple Family Dwelling (1 Unit/800 sq. ft. Lot Area)	8,000	65'	100'	15' ^{6, 7}	7½' ^{6, 7}	10' ⁶	170'	25-50%
D	Design Review	Requires Design Review of all Buildings, Plot Plans, Signs, Landscape and Irrigation Plans	See Chapter 19.62 of Zoning Regulations							
FP	Flood Plain Combining Zone	Same as Underlying Zone. All Construction Elevated 18" Above the Level of the 100 Year Flood	See Chapter 19.52 of Zoning Regulations							
RL	Residential Livestock Combining Zone	Same as Underlying Zone. Permits the Keeping of Live-stock on Lots Having Minimum of 20,000 Square Feet	See Chapter 19.11 of Zoning Regulations							
S	Height of Buildings (Stories) Combining Zone	Same as Underlying Zone. All Construction Limited to Specific Height and Supersedes Height Requirements of Underlying Zone.	See Chapter 19.63 of Zoning Regulations							
SP	Specific Plan Combining Zone	Can be More Restrictive than Underlying Zone. Establishes Land Use and Development Standards Within the Specific Plan	See Chapter 19.55 of Zoning Regulations and the Specific Plan for Special Standards							
X	Building Setback Combining Zone	Same as underlying Zone. Establishes Building Setback Distances from Specified Property Lines	See Chapter 19.53 of Zoning Regulations							

¹ For exceptions, accuracy & completeness, see Title 19-Zoning Regulations. Special uses are allowed subject to approval of a conditional use permit (refer to Title 19).

² See Title 19, Zoning Regulations, for story limitations in conjunction with maximum height limitations.

³ Design Review approval required prior to issuance of building permits.

⁴ Unless the average setback within the block is greater.

⁵ Interior side setback for attached garages in the R-1-65 & R-2 Zones is 5 ft. (no openings facing property lines).

⁶ Front, side & rear yards shall be increased by 2½ ft. per story in excess of 2 stories, except as otherwise stated in this footnote. No building or building portion of 2 stories or higher may be located within 50 ft. of any side or rear property line which abuts property in an HR, RA, RC, R-1, RR or R-2 Zone; in such instance, for each story in excess of 2, the 50 ft. setback shall increase by 10 ft.

⁷ In all Multiple Family Residential Zones, a 10 ft. street side setback is required. A 35 ft. fully landscaped front yard is required along all arterial streets, 25' for single story development.